



4.01 Acres/1.6 Hectares

Frontage on Ronald W. Reagan Blvd.  
(Parmer Lane)

Available Utilities

Greenfield with Residence

Zoning - Future Mixed-Use Commercial

Ms. Jerry Seay  
Texas Real Estate Team - Nation's Realty  
129 Clear Spring Road  
Georgetown TX 78628  
(512) 917-8558 mobile  
(512) 930-3082 facs  
[jerryseay@suddenlink.net](mailto:jerryseay@suddenlink.net)  
[www.texasrealestateteam.us](http://www.texasrealestateteam.us)



**4.01 Acres/1.6 Hectares  
King Property**

**Site 67**

<b>Property</b>				
Total Acreage: <b>4.01 acres/1.6 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 313, Sec. Q</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>Northeast corner of Ronald W. Reagan Blvd. (Parmer Lane) and CR 269 (future realignment of FM 2243), <a href="http://www.wcad.org">www.wcad.org</a> tax id#: R473779 R-17-W028-7000-0017-0A03</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>1.6 miles/2.6 km east of US 183-A</b> Distance to Interstate Highways: <b>8 miles/12.8 kilometers</b>			Type of Zoning: <b>Future Mixed-Use Commercial</b>	
<b>General Site Information</b>				
Previous Use of Site: <b>Residential</b>		General Condition: <b>Excellent</b>		Dimensions: <b>275 x 750 feet/84 x 229 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Eckrant-Georgetown: very shallow to moderately deep, calcareous and non-calcareous, stony, cobbly, and loamy soils formed in indurated fractured limestone; on uplands with 1 to 8 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Not Applicable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>2.6 miles/4.2 km west</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>1,850 square foot/172 square meter, one-story, residence</b>	
Fenced: <b>Yes – Partial</b>			Landscaped: <b>Yes</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Not Applicable</b>	
Deed Restriction(s): <b>Yes, removal in process</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>2 and 8 inches/5 cm &amp; 20 cm</b> Pressure: <b>65 psi/448 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 and 10 inches/20 cm and 25 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>		Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure</b>
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Jerry Seay</b>	Phone: <b>(512) 917-8558</b>	Facs: <b>(512) 763-1414</b>	Email: <b><a href="mailto:jerryseay@suddenlink.net">jerryseay@suddenlink.net</a></b>	Web Site: <b><a href="http://www.texasrealestateteam.us">www.texasrealestateteam.us</a></b>
Sales Price: <b>Negotiable</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>Flat, buildable, mixed use land with 275 feet/84 meters of Ronald W. Reagan Blvd. (Parmer Lane) and 800 feet/244 meters of realigned FM 2243 frontage.</b>				